



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019  
State Form 56059 (R2 / 5-18)  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Miami  
Jurisdiction Town of Converse  
Allocation Code T52001  
Allocation Area Name Converse Allocation Area

Form Prepared By:  
Name Heldi Amspaugh  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address hamspaugh@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	<u>1,675,356</u>	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	<u>2,689,200</u>	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,364,556</u>
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	<u>5,017,380</u>	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>555,400</u>	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>29,000</u>	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		<u>\$4,490,980</u>
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02897</u>
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,723,891</u>
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,293,489</u>
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>4.2972</u>
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$141,528</u>
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		<u>4.2972</u>
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02897</u>

I, Mary Brown Auditor, of Miami County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/26/18  
Mary A. Brown  
County Auditor (Signature)

Mary Brown  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION  
Allocation Area Name Converse A. A.  
The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.  
Robert L. Brown 7/26/18  
Commissioner, Department of Local Government Finance Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019**  
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Miami  
Jurisdiction Miami County  
Allocation Code T52002  
Allocation Area Name Grissom Aeroplex

Form Prepared By:  
Name Heidi Amspaugh  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address hamsaugh@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	<u>522,120</u>	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	<u>17,924,780</u>	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$18,446,900</u>
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	<u>20,072,300</u>	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,652,100</u>	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>105,600</u>	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roli-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		<u>\$18,525,800</u>
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00428</u>
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$524,355</u>	
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$19,547,945</u>	
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.5215</u>	
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$297,422</u>	
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area	<u>1.5215</u>	
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00428</u>

I, Mary Brown Auditor, of Miami County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7/26/18

Mary A. Brown  
County Auditor (Signature)

Mary Brown  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Grissom Aeroplex

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Signature]  
Commissioner, Department of Local Government Finance

7/26/18  
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Miami  
Jurisdiction Peru Civil Town  
Allocation Code T52003  
Allocation Area Name U.S. 24/31 Corridor Economic Development Area

Form Prepared By:  
Name Heidi Amspaugh  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address hamspaugh@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	22,714,262	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	373,460	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$23,087,722
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	23,799,022	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	614,400	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	67,510	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	145,970	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	55,600	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		\$23,050,562
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99839
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$22,677,692	
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$1,121,330	
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.6125	
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$51,721	
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area	4.6125	
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99839

I, Mary Brown Auditor; of Miami County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7/26/18

Mary A. Brown  
County Auditor (Signature)

Mary Brown  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

7/524/31 Corridor EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Signature]  
Commissioner, Department of Local Government Finance

7/26/18  
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Miami  
Jurisdiction Peru Civil Town  
Allocation Code T52004  
Allocation Area Name Peru West End Allocation Area

Form Prepared By:  
Name Heidi Amspaugh  
Unit/Company H. J. Umbaugh & Associates  
Telephone Number (317) 465-1500  
E-mail Address hamsaugh@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	<u>15,601,107</u>	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	<u>(1,038,080)</u>	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$14,563,027</u>
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	<u>15,707,707</u>	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>942,400</u>	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	<u>1,318,390</u>	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		<u>\$13,446,917</u>
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.92336</u>
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$14,405,438</u>
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,302,269</u>
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>5.1746</u>
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$67,387</u>
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		<u>5.1746</u>
2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.92336</u>

I, Mary Brown Auditor, of Miami County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/26/18  
Mary A. Brown  
County Auditor (Signature)

Mary Brown  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF THE BASE NEUTRALIZATION

Allocation Area Name Peru West End A.A.

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Wesley Adams  
Commissioner, Department of Local Government Finance

7/26/18  
Date (month, day, year)